

HoldenCopley

PREPARE TO BE MOVED

Nottingham Road, Ravenshead, Nottinghamshire NG15 9HG

Guide Price £650,000 - £700,000

Nottingham Road, Ravenshead, Nottinghamshire NG15 9HG



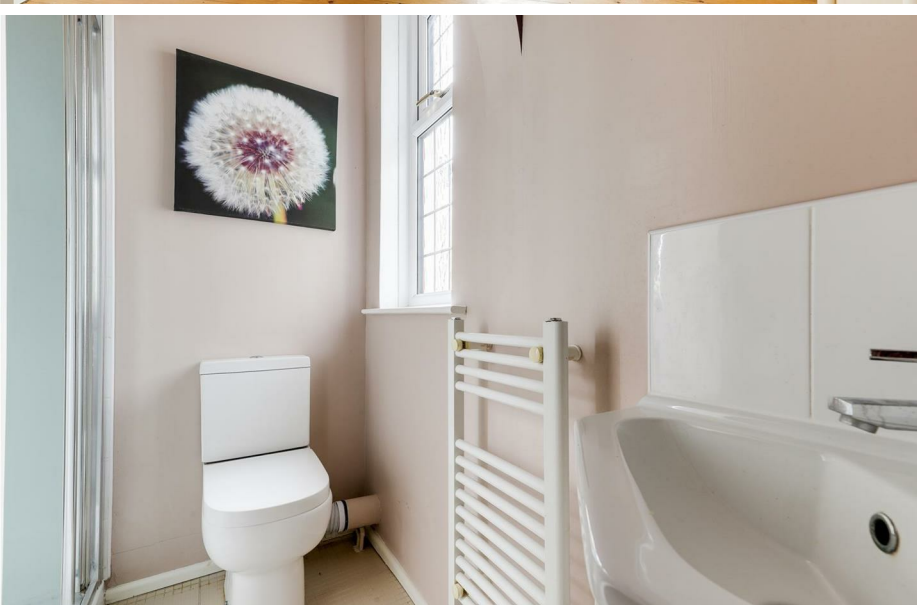
GUIDE PRICE: £650,000 - £700,000

NO UPWARD CHAIN...

This substantial detached house is situated in the sought-after Ravenshead location, a popular area known for its excellent amenities, including shops, a junior school, and a doctors' surgery. Ideally positioned for access to Mansfield, Nottingham, and the M1 motorway, this property sits on a generous-sized plot, offering spacious accommodation both inside and out. It is offered to the market with no upward chain, making it ready for immediate move-in. The house retains a range of original features, including stained-glass windows, exposed beams, high ceilings, and more, adding to its abundant character. The ground floor comprises an entrance hall, an inner hall, two bay-fronted reception rooms with feature fireplaces, and a breakfast room open to a modern fitted kitchen with integrated appliances. Additional ground floor amenities include two boot rooms, a plant room, a utility room, a W/C, and a study/gym. This floor is completed with two bedrooms and two bathroom suites. The first floor features two bedrooms with adjoining dressing room/study areas, along with a shower suite. Outside, the front of the property includes a lawn, a gated driveway, and access to the garage. The rear boasts a private enclosed garden with a decked balcony area and a large lawn.

MUST BE VIEWED





- Detached Bungalow
- Substantial Sized Plot
- Four Bedrooms & Two Dressing Rooms / Studies
- Modern Fitted Breakfast Kitchen
- Three Reception Rooms
- Three Bathroom Suites
- New & Original Features
- Gated Driveway & Garage
- Generous-Sized Gardens
- Sought-After Location





GROUND FLOOR

Entrance Hall

8'11" x 9'8" (2.74 x 2.95)

The entrance hall has wooden flooring, coving to the ceiling, a picture rail, a radiator, exposed beams on the ceiling, and double wooden doors with stained glass inserts providing access into the accommodation.

Hallway

20'11" x 10'7" (6.40 x 3.23)

The hall has wooden flooring, a coal-effect electric fireplace with a wooden beam and tiled hearth, and a skylight window.

Dining Room

17'11" x 17'0" (5.48 x 5.19)

The dining room has a UPVC double-glazed bay window to the front elevation, wooden flooring, coving to the ceiling, a picture rail, a ceiling rose, two radiators, a feature fireplace with a tiled surround, and wall light fixtures.

Living Room

17'11" x 17'1" (5.47 x 5.23)

The living room has a UPVC double-glazed bay window to the front elevation, a further two UPVC double-glazed stained-glass windows to the side elevation, wooden flooring, exposed beams on the ceilings, coving to the ceiling, two radiators, wall-light fixtures, a TV point, and a feature fireplace with a wooden mantelpiece and stone inset.

Breakfast Room

14'10" x 8'11" (4.54 x 2.72)

The breakfast room has wooden flooring, a radiator, and double French doors opening out to the rear garden.

Kitchen

19'5" x 12'5" (5.93 x 3.80)

The kitchen has a range of fitted shaker-style base and wall units, larder cupboards, a fitted breakfast bar, an undermount sink with a swan neck mixer tap and draining grooves, an integrated dishwasher, two integrated ovens, an electric hob with an extractor fan, a quarry tiled flooring, an exposed beam on the ceiling, recessed spotlights, space for a dining table, two radiators, and UPVC double-glazed windows to the side and rear elevation.

Boot Room

12'11" x 4'2" (3.95 x 1.28)

This space has an exposed beam on the ceiling, artex coated walls, a UPVC double-glazed window to the side elevation, and a single UPVC door providing access outdoors.

Boot Room Two

7'10" x 5'3" (2.41 x 1.61)

The second boot room has tiled flooring, a polycarbonate roof, artex coated walls, a single-glazed window to the side elevation, and a single door providing access outdoors.

Plant Room

9'11" x 4'11" (3.04 x 1.52)

This space has two single-glazed windows to the side elevation, a wall-mounted combi-boiler, a water tank, and a wall-mounted consumer unit.

Utility Room

10'5" x 9'4" (3.20 x 2.85)

Study/Gym

8'8" x 8'7" (2.66 x 2.64)

This room, which is currently being used as a gym, has a UPVC double-glazed window to the rear elevation, and recessed spotlights.

W/C

5'10" x 4'0" (1.80 x 1.24)

This space has a low level dual flush W/C, a wall-mounted wash basin, and a UPVC double-glazed obscure window to the side elevation.

Master Bedroom

18'11" x 11'11" (5.78 x 3.64)

The main bedroom has a UPVC double-glazed window to the side and rear elevation, wooden flooring, two radiators, a picture rail, a range of fitted furniture including wardrobes, over-the-bed storage cupboards, and access into the en-suite.

En-Suite

6'0" x 5'10" (1.85 x 1.79)

The en-suite has a low level flush W/C, a wash basin with fitted storage underneath, a shower enclosure with a bi-folding shower screen, tiled flooring, tiled splashback, a heated towel rail, and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Four

11'10" x 9'8" (3.63 x 2.96)

The fourth bedroom has a UPVC double-glazed window to the side elevation, wooden flooring, a picture rail, a radiator, and a fitted corner-shaped wardrobe.

Bathroom

9'1" x 7'10" (2.78 x 2.39)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a corner fitted shower enclosure, a double-ended panelled bath with a handheld shower head, tiled flooring, fully tiled walls, a chrome heated towel rail, and a UPVC double-glazed obscure window to the rear elevation.

FIRST FLOOR

Landing

21'1" x 12'0" (6.43 x 3.67)

The landing has carpeted flooring, a UPVC double-glazed window to the front elevation, a spindle banister overlooking the entrance hall, and providing access to the first floor accommodation.

Bedroom Three

14'9" x 7'4" (4.52 x 2.24)

The third bedroom has wood-effect flooring, a radiator, a skylight window, eaves storage, and open access into a dressing room / study.

Dressing Room / Study

9'1" x 8'7" (2.78 x 2.64)

This versatile room has a skylight window, wood-effect flooring, a radiator, and eaves storage.

Shower Room

8'9" x 4'0" (2.69 x 1.22)

This room has a concealed flush W/C, a wash basin with fitted storage underneath, a shower enclosure with a wall-mounted electric shower fixture, fully tiled walls, a radiator, and wood-effect flooring.

Bedroom Two

14'9" x 8'8" (4.50 x 2.66)

The second bedroom has a skylight window, wood-effect flooring, a radiator, eaves storage, and open access into a dressing room / study.

Dressing Room / Study

9'1" x 8'7" (2.79 x 2.62)

This versatile room has a skylight window, wood-effect flooring, a radiator, and eaves storage.

OUTSIDE

At the front of the property, there is a gated driveway leading to a single garage, a lawn, various trees, plants, shrubs, and gated access to the rear.

The rear of the property features a private enclosed garden with a decked balcony area and steps descending to a large lawn, mature trees, plants, shrubs, hedged borders, and fenced boundaries.

ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast available - 1000 Mbps (Highest available download speed) 100 Mbps (Highest available upload speed)

Phone Signal – Mostly 3G / 4G available

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Area - very low risk of surface water flooding / very low risk of flooding from rivers and the sea

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band F

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

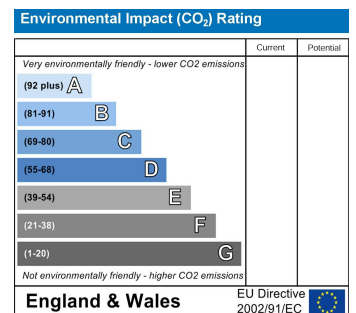
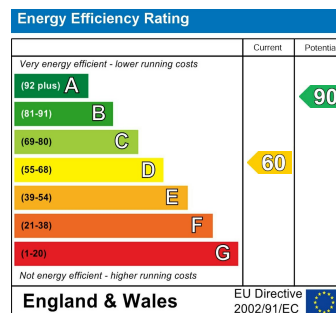
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

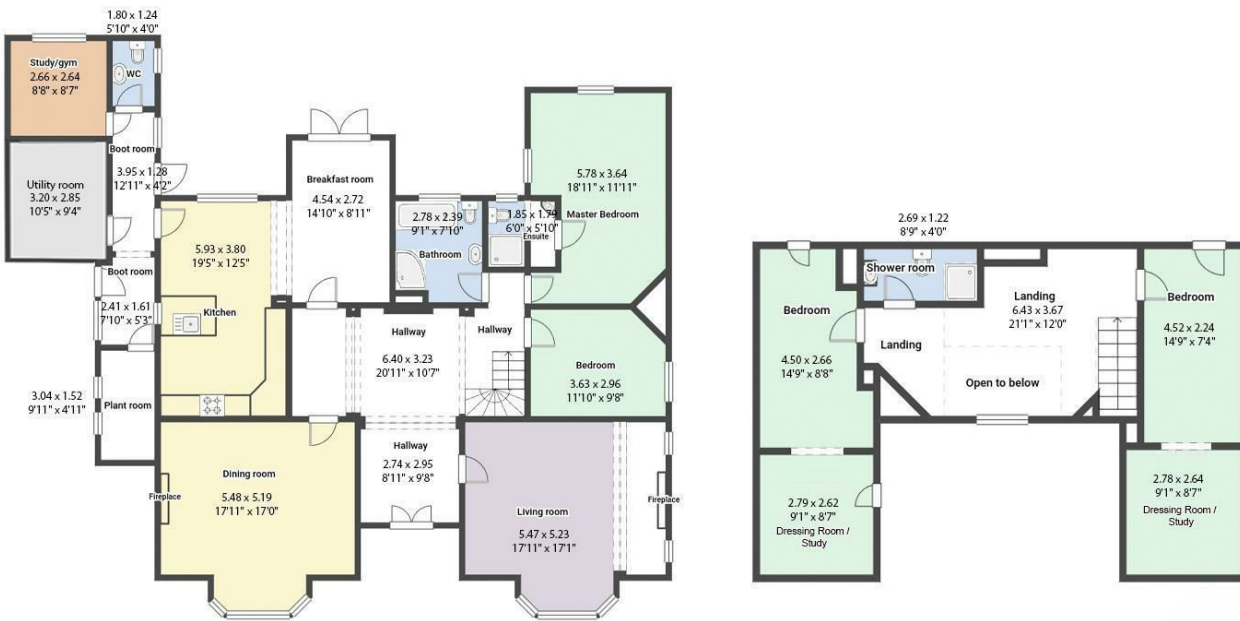
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Nottingham Road, Ravenshead, Nottinghamshire NG15 9HG

HoldenCopley
PREPARE TO BE MOVED



FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
© HoldenCopley

01156 972 972

33A High Street, Hucknall, Nottingham, NG15 7HJ

hucknalloffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees: 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.